096.0	0004	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,600 / 909,600
					USE VALUE:	909,600 / 909,600
					ASSESSED:	909,600 / 909,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRBY THOMAS M/RUTHANN
Owner 2:	
Owner 3:	
Street 1:	78 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAZARIAN MARY MARTHA -
Owner 2:	-
Street 1:	78 COLUMBIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,425 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Wood Shingle Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15425.000	353,500		556,100	909,600
Total Card	0.354	353,500		556,100	909,600
Total Parcel	0.354	353,500		556,100	909,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.94 | /Parcel: 486.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62942
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,500	0	15,425.	556,100	909,600	909,600	Year End Roll	12/18/2019
2019	101	FV	312,700	0	15,425.	556,100	868,800	868,800	Year End Roll	1/3/2019
2018	101	FV	316,800	0	15,425.	476,700	793,500	793,500	Year End Roll	12/20/2017
2017	101	FV	316,800	0	15,425.	444,900	761,700	761,700	Year End Roll	1/3/2017
2016	101	FV	316,800	0	15,425.	381,300	698,100	698,100	Year End	1/4/2016
2015	101	FV	292,400	0	15,425.	341,600	634,000	634,000	Year End Roll	12/11/2014
2014	101	FV	292,400	0	15,425.	316,200	608,600	608,600	Year End Roll	12/16/2013
2013	101	FV	292,400	0	15,425.	301,500	593,900	593,900		12/13/2012

!7869!

PRINT

Date	Time
12/10/20	22:28:22

LAST REV

Date	Time
01/10/19	17:02:09
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAZARIAN MARY M	48068-305		8/29/2006		570,000	No	No		
	14612-51		5/1/1982		128,000	No	No		Y

USER DEFINED

Prior Id # 1:	62942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2013	344	Redo Bat	7,500					
6/19/2006	487	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
11/30/2006	MLS	MM	Mary M
11/20/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15425		Sq. Ft.	Site		0	70.	0.52	4			Topo	-10					556,137						556,100	

Total AC/HA:	0.35411	Total SF/SM:	15425	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 556,137	Spl Credit	Total: 556,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	106000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457884
Depreciation:	104398
Depreciated Total:	353487

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

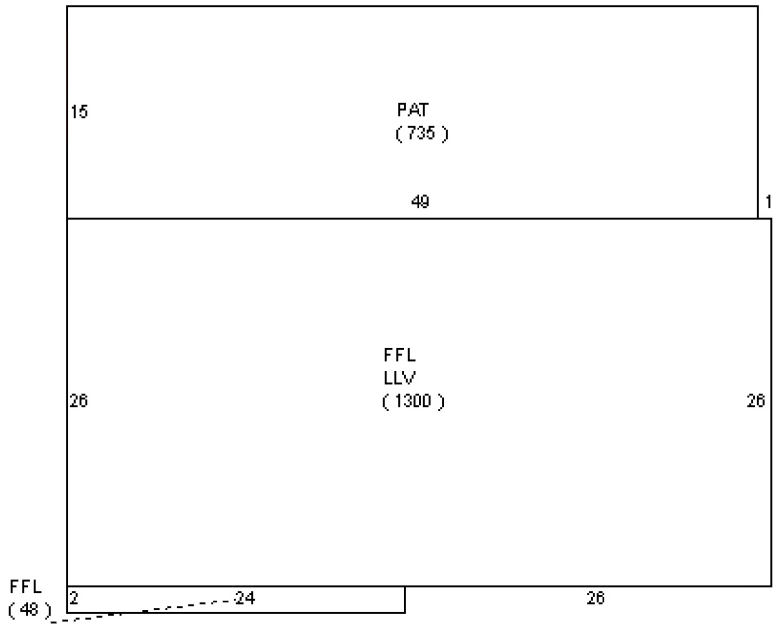
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.17
Special Features:	0	Val/Su Net:	104.49
Final Total:	353500	Val/Su SzAd	262.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	128.240	172,864
LLV	Lower Level	1,300	75.020	97,524
PAT	Patio	735	2.760	2,029
	Net Sketched Area:	3,383	Total:	272,417
Size Ad	1348	Gross Are	3383	FinArea 1868

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: